

PRIME RETAIL SPACE FOR LEASE

# PROMENADE AT SUNSET WALK

3251 Margaritaville Boulevard, Kissimmee, FL 34747

±13,250 SF 2ND GENERATION  
RESTAURANT AVAILABLE



ADJACENT TO MARGARITAVILLE RESORT ORLANDO

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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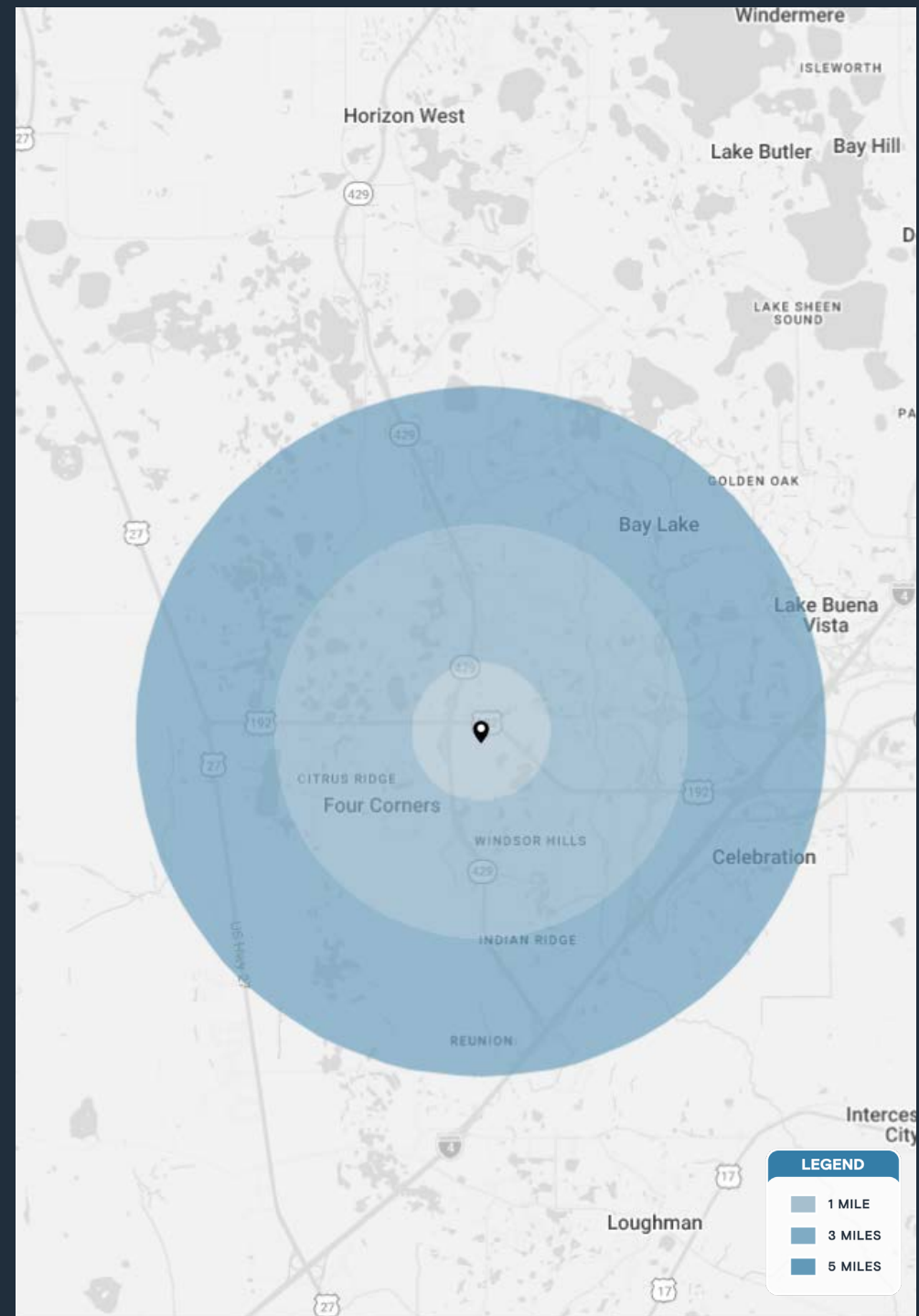
# Property Overview

## HIGHLIGHTS

- Located adjacent to the Margaritaville Resort Orlando & Island H2O Water Park, Sunset Walk is a 200,000 SF premier dining and entertainment destination
- ±13,250 SF fully built out restaurant/entertainment venue available
- From ±2,162 SF - ±5,300 SF retail space available
- ±0.17 acre parcel for ground lease and a ±1.6 acre parcel for ground lease
- Sunset Walk is on the 50-yard line of Kissimmee's tourist district, around the corner from Disney World, and sees over 3M visitors annually
- Join: **STUDIO MOVIE GRILL**, **Ford's GARAGE**, **GAME TIME**, **SUNSET SHOT**, and over 15 other food and beverage options

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,299	21,596	89,185
HOUSEHOLDS	474	7,959	34,644
EMPLOYEES	1,207	8,052	30,258
AVERAGE HH INCOME	\$138,817	\$121,438	\$120,773
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	9,179	33,092	135,062
HOUSEHOLDS	3,446	13,352	51,793
EMPLOYEES	3,857	12,643	47,260
AVERAGE HH INCOME	\$111,450	\$120,125	\$125,876



**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES



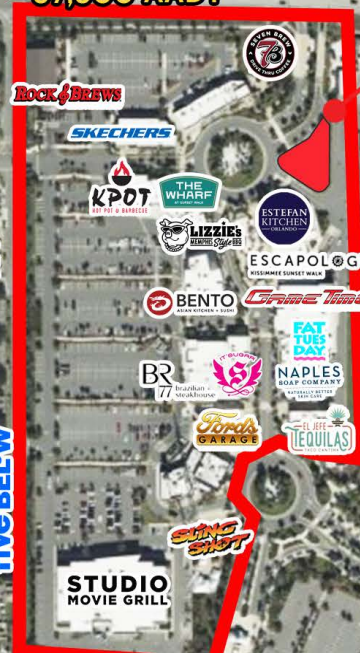
## Tenant Roster

A100	Cowboy Chicken	2,524 SF	D120	Bento	2,384 SF	J110	Escapology	4,339 SF
A120	Cold Stone Creamery	1,067 SF	E100	Condo Hotel Sales Office	6,466 SF	J130	Game Time	24,010 SF
A130	Pared Tree Spirits & Wine	1,072 SF	E110	Bucks	2,020 SF	J150	River Street Sweets	1,521 SF
A130A	Pared Tree Spirits & Wine	1,036 SF	E120	Avalon	1,396 SF	J170	Fat Tuesday	2,645 SF
A140	Savvy Sliders	2,856 SF	E130	Verizon	1,004 SF	J180	Naples Soap Company	2,534 SF
B100	Skechers	8,491 SF	E135	SoFresh	1,325 SF	PADO1	Rock & Brews	6,198 SF
C100	KPOT	6,073 SF	E140	It's Sugar	2,500 SF	OP2	7 Brew	1,000 SF
C120	The Wharf	7,760 SF	E160	BR 77 Brazilian Steakhouse	3,240 SF	PADO3	Old Town Slingshot	2,500 SF
C140	Lizzie's Memphis Style BBQ	2,981 SF	F110A	Ford's Garage	8,893 SF	PADO4	Studio Movie Grill	40,521 SF
D100	LA Boom Cafe	2,818 SF	F110B	Available	13,250 SF	OP1	Ground Lease	0.17
D110	Available	3,141 SF	H100	EL JEFE Tequila Bar & Grill	5,140 SF			
D110B	Available	2,162 SF	J100	Estefan Kitchen	11,350 SF			

429  
- 41,800 AADT



W IRLO BRONSON MEMORIAL HIGHWAY - 57,500 AADT



±0.17 ACRES FOR GROUND LEASE

SITE

COMING SOON MARGARITAVILLE VACATION CLUB BY WYNDHAM

±1.6 ACRES AVAILABLE



FINS UP CIRCLE

MARGARITAVILLE Resort ORLANDO

DOMAIN ORLANDO 324 UNITS

EMBASSY SUITES

SAND LAKE CONDO 416 UNITS





WIRLO BRONSON MEMORIAL HIGHWAY - 57,500 AADT

429

41,800 AADT

±0.17 ACRES  
FOR  
GROUND LEASE

±1.6 ACRES  
AVAILABLE

DOMAIN  
ORLANDO  
324 UNITS

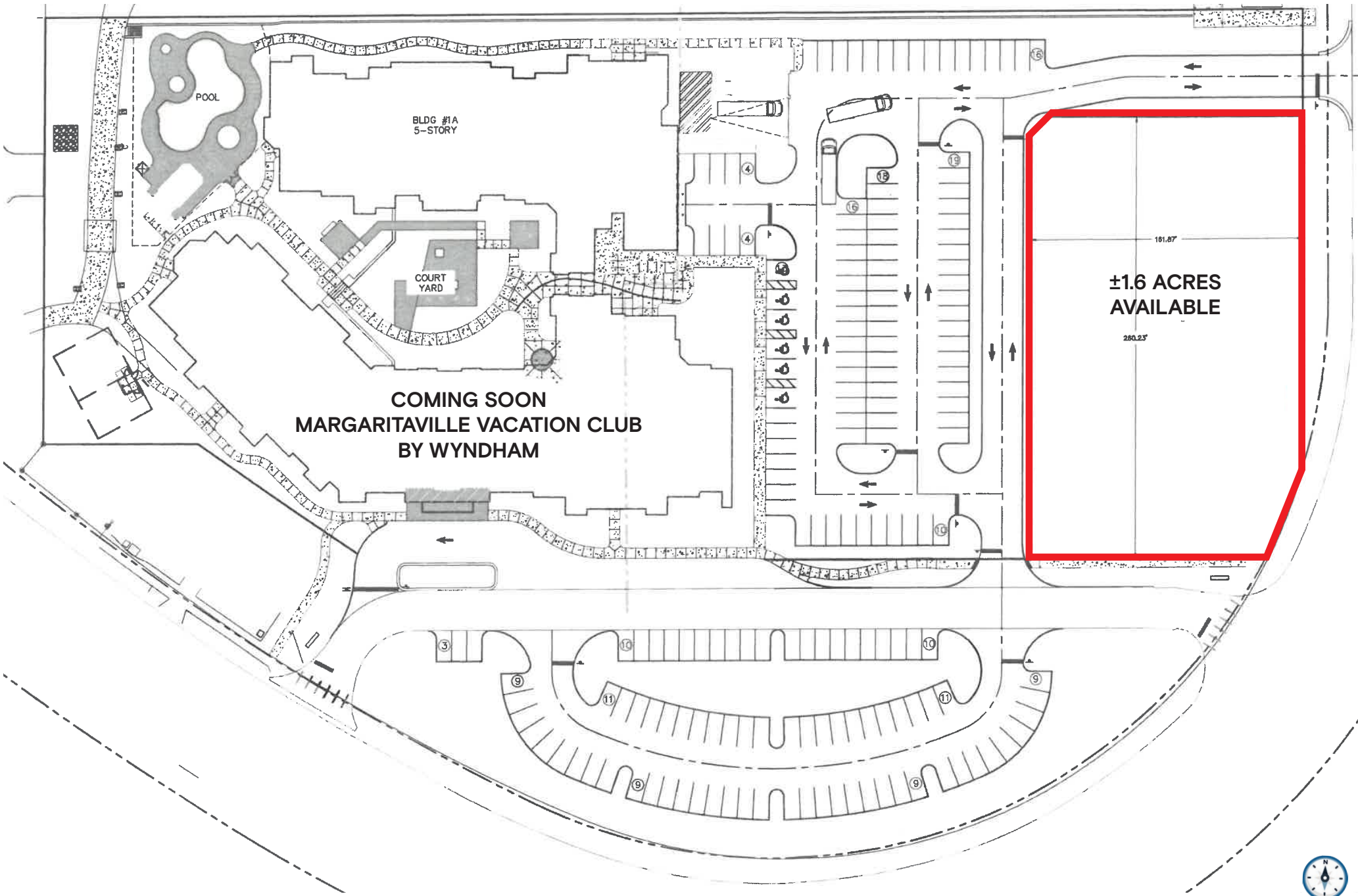
SAND LAKE  
CONDO  
416 UNITS

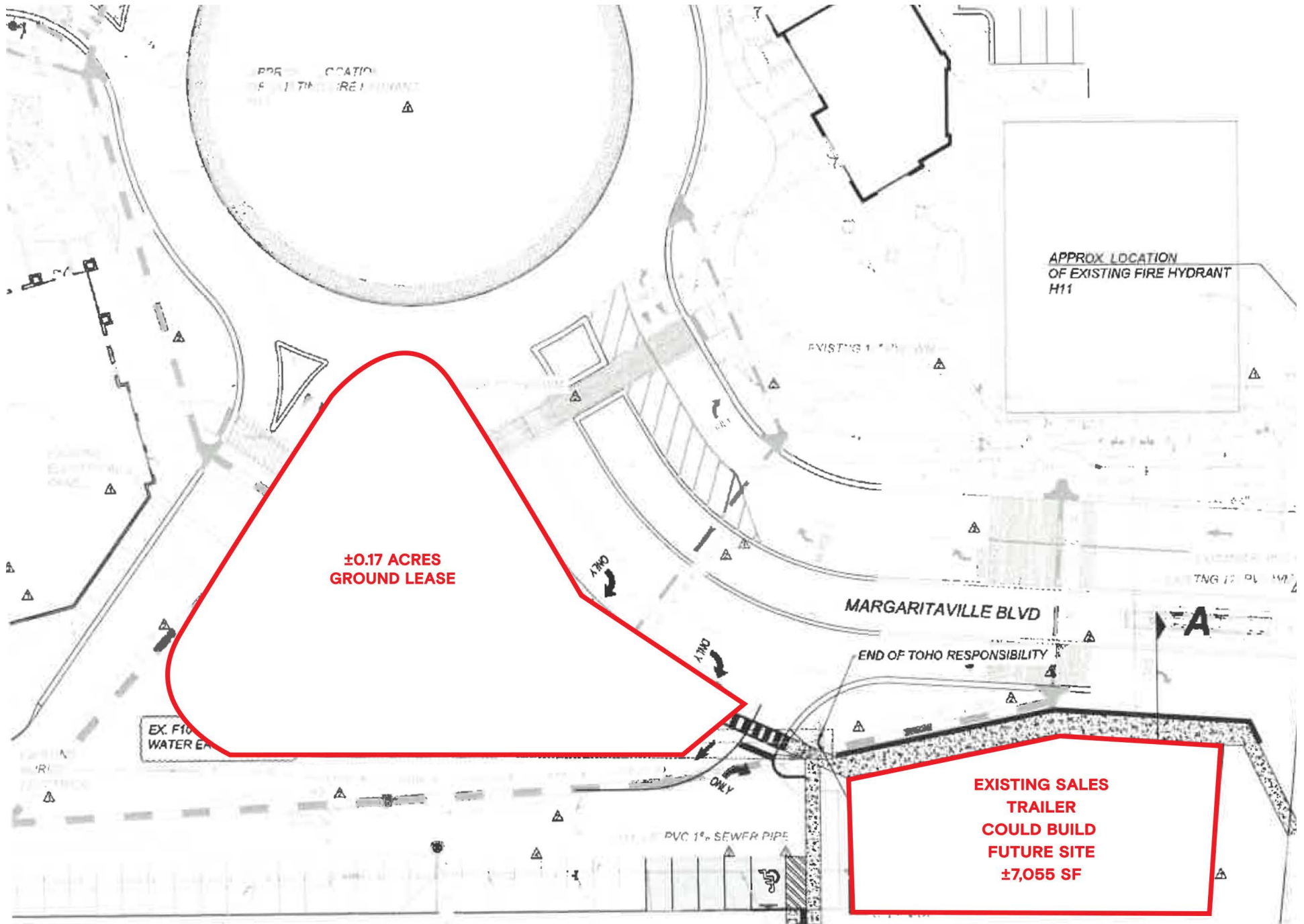
TRIBUTE  
PORTFOLIO

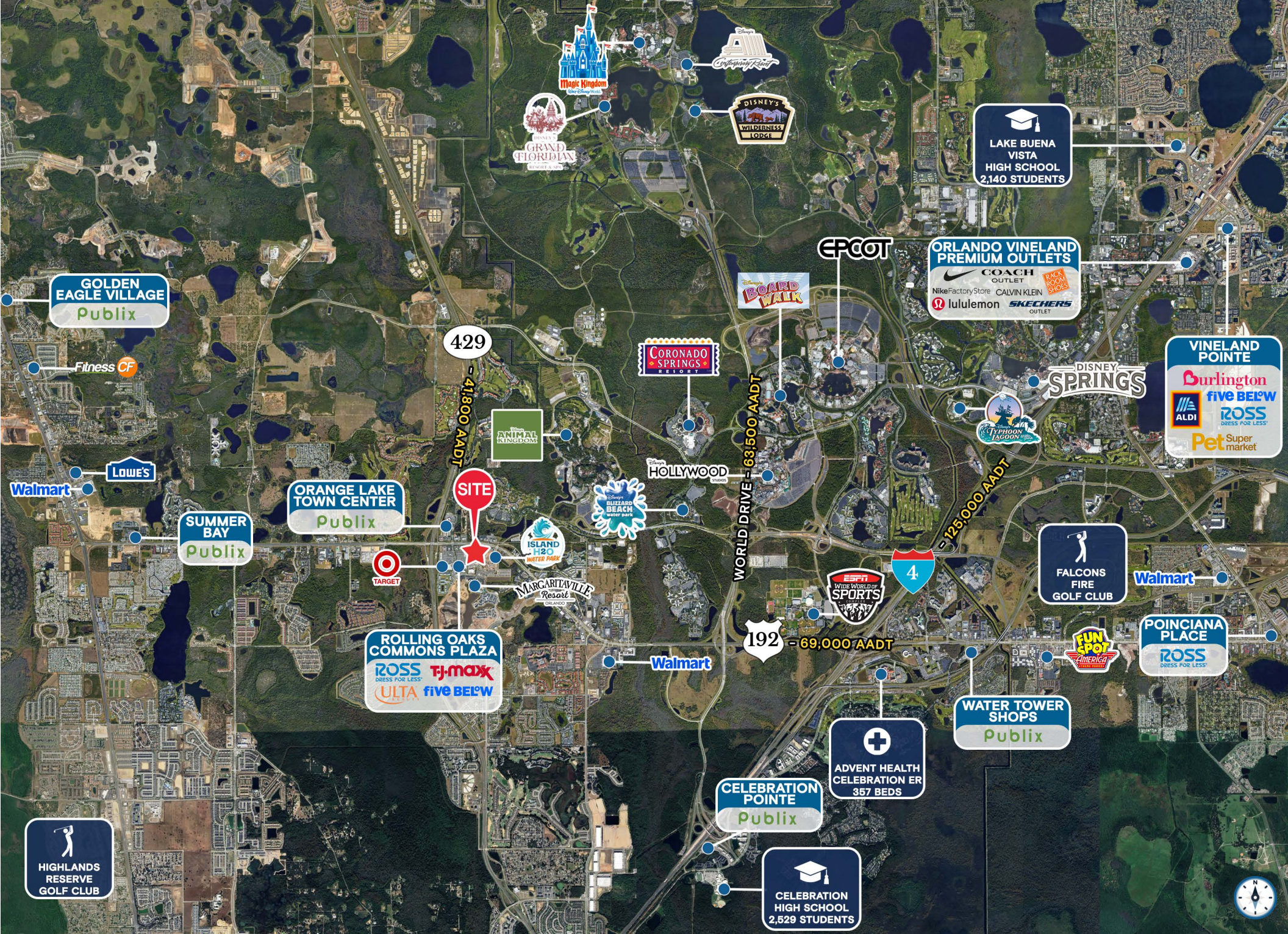
MARGARITAVILLE  
Resort  
ORLANDO

MARGARITAVILLE  
COTTAGES  
ORLANDO

COMING SOON  
MARGARITAVILLE  
VACATION  
CLUB BY  
WYNDHAM







W IRLO BRONSON MEMORIAL HIGHWAY - 57,500 AADT

EXISTING SALES TRAILER  
COULD BUILD FUTURE SITE  
±7,055 SF

±0.17 ACRES  
GROUND LEASE  
OP1

±3,141 SF  
AVAILABLE

±2,162 SF  
AVAILABLE

±13,250 SF  
2ND GEN  
RESTAURANT

±1.6 ACRES  
AVAILABLE

COMING SOON  
MARGARITAVILLE  
VACATION CLUB  
BY WYNDHAM

ROCK & BREWS

SKECHERS

KPOT

THE WHARF

Lizzie's

Sunnyside\*

BENTO

verizon

BR

Ford's GARAGE

SUNG SHOT

STUDIO  
MOVIE GRILL

INSPIRATION DRIVE

FINS UP CIRCLE

2ND GEN  
RESTAURANT

COLD STONE  
CREAMERY

SAVVY  
SLIDERS

CONDOY CHICKEN

ESTEFAN  
KITCHEN

ESCAPOLOGY

GAME TIME

RIVER STREET  
STREET

NAPLES  
BOAT COMPANY

EL Jefe  
TEQUILAS

ISLAND  
H2O  
WATER PARK

SITE

# Contact Brokers

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